

10 WARWICK LANE
LONDON EC4

ST. PAUL'S HOUSE

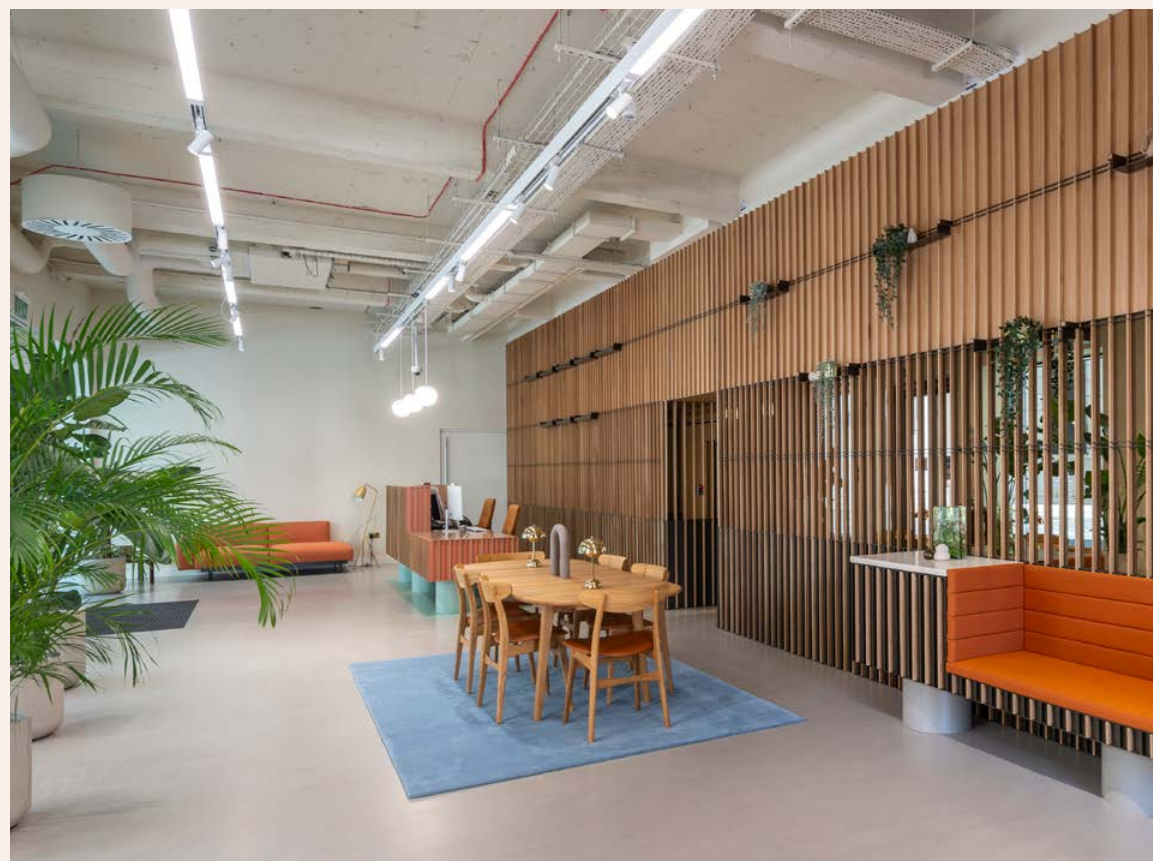
UP TO 20,005 SQ FT
OFFICE SPACE TO LET

Overview

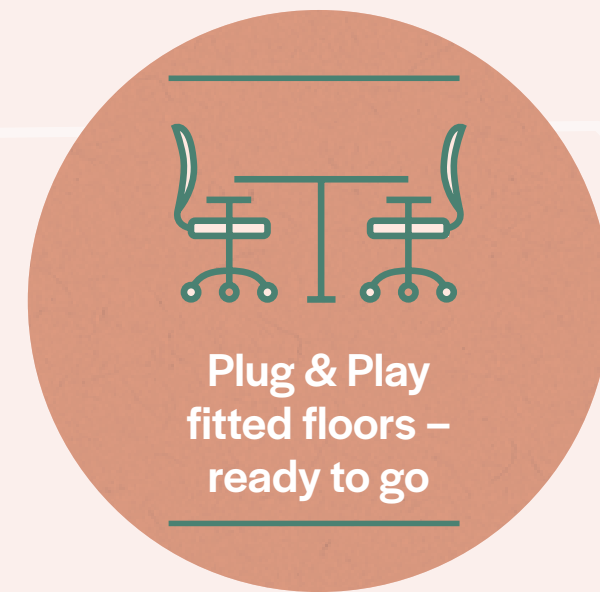
SMART WORKING

St Paul's House has recently been refurbished with design by Minifie Architects to offer an exceptional arrival experience, with a best-in-class reception and stylish breakout area.

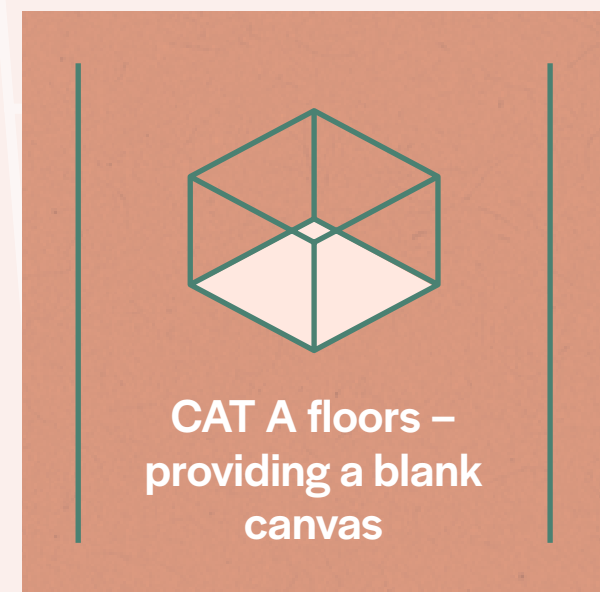
20,005 sq ft of space is currently available – with Plug & Play fit-out on the 1st and 5th floors, and the lower ground, 2nd and 3rd floors offered in CAT A condition.



Reception seating area



or



Exterior

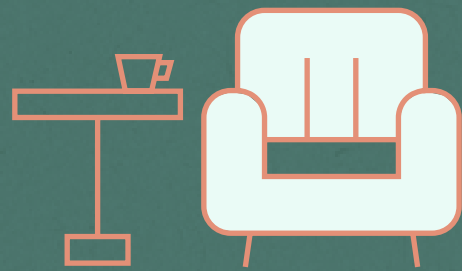
The arrival experience at St Paul's House has been reimagined to provide a stunning contemporary first impression.



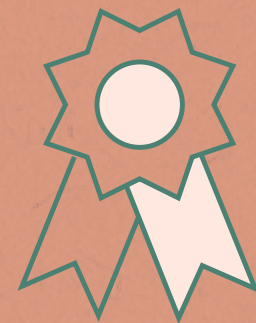
The reception offers a considered and design led space, using a contemporary colour palette and furniture.



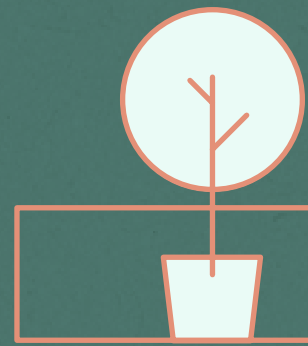
SPECIFICATION



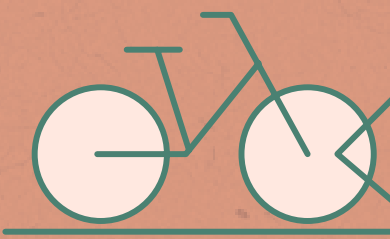
Comprehensive
refurbishment



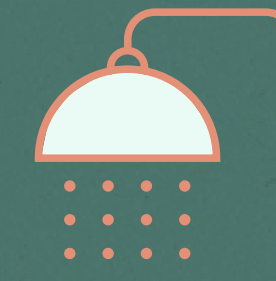
EPC rating
B



Terrace on
3rd floor



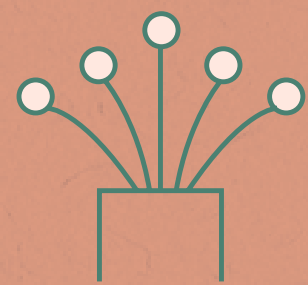
Secure
cycle storage



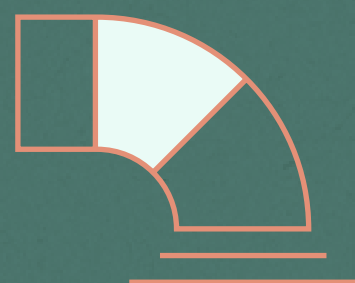
Showers
and lockers



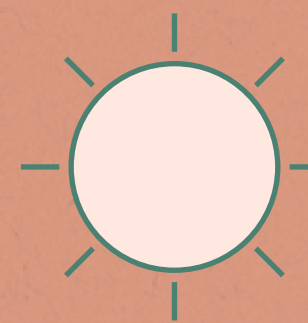
Manned reception
and 24/7 security



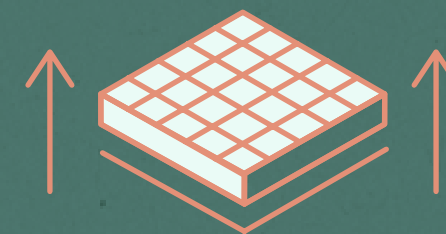
Pre-installed
fibre



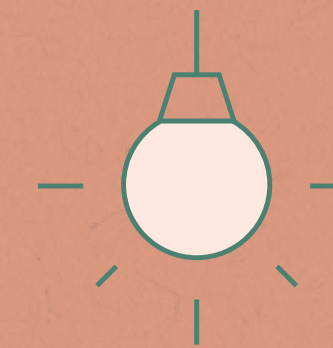
VRV
air conditioning



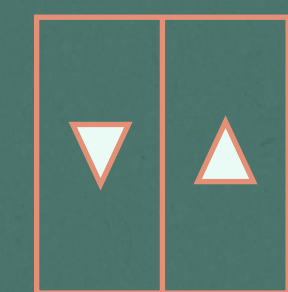
Excellent
natural light



Raised
floors



High efficiency
LED lighting



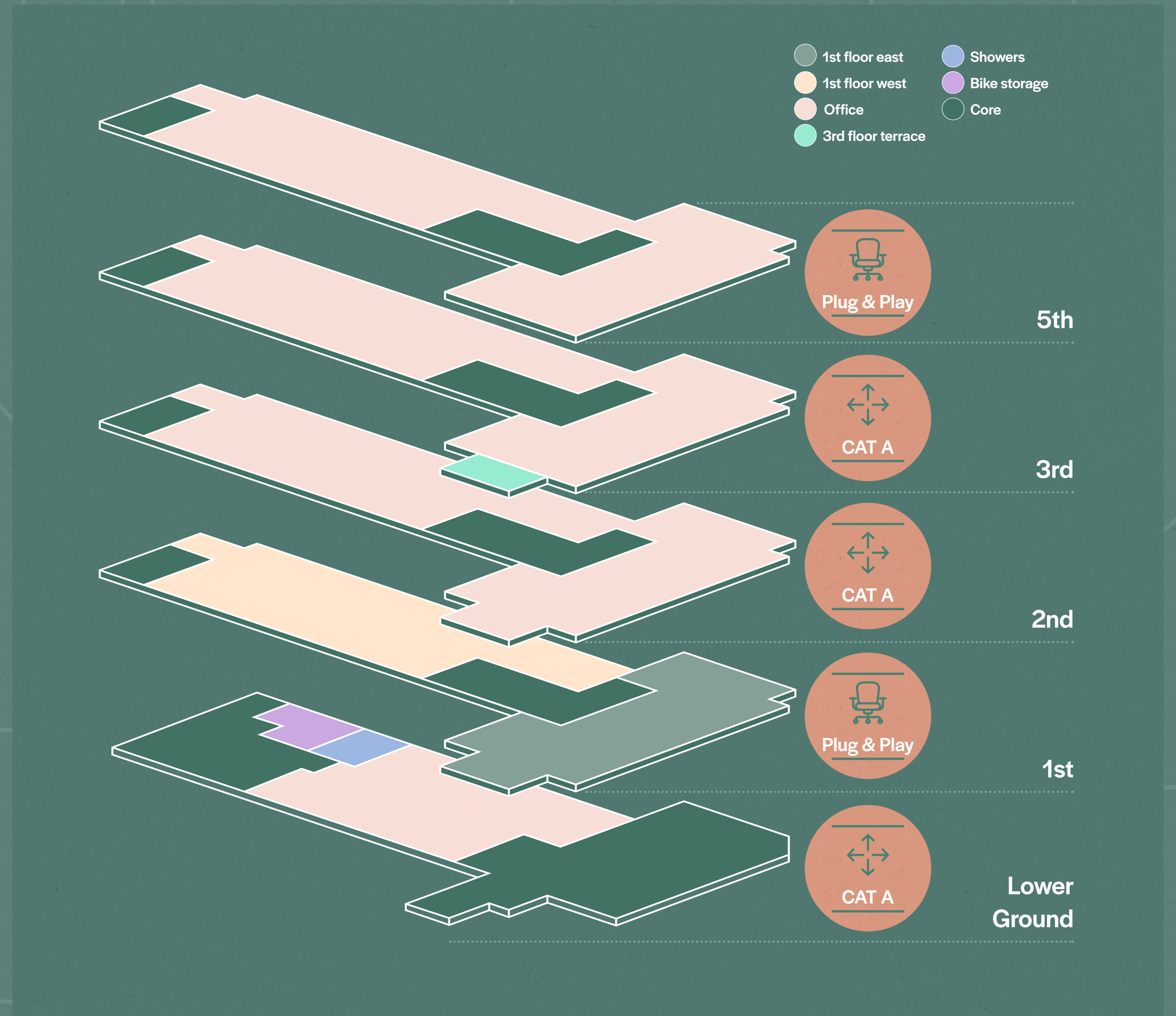
2 passenger lifts
and 1 goods lift

Accommodation

AVAILABILITY

Floor	Use	Condition	Sq ft	Sq m
5th	Office	Plug & Play	4,487	417
3rd	Office Terrace	CAT A	4,968 (158)	462 (14.7)
2nd	Office	CAT A	5,158	479
1st – West	Office	Plug & Play	3,056	284
1st – East	Office			LET
LG	Office	CAT A	2,336	217
Total			20,005	1,859

Subject to final measurement





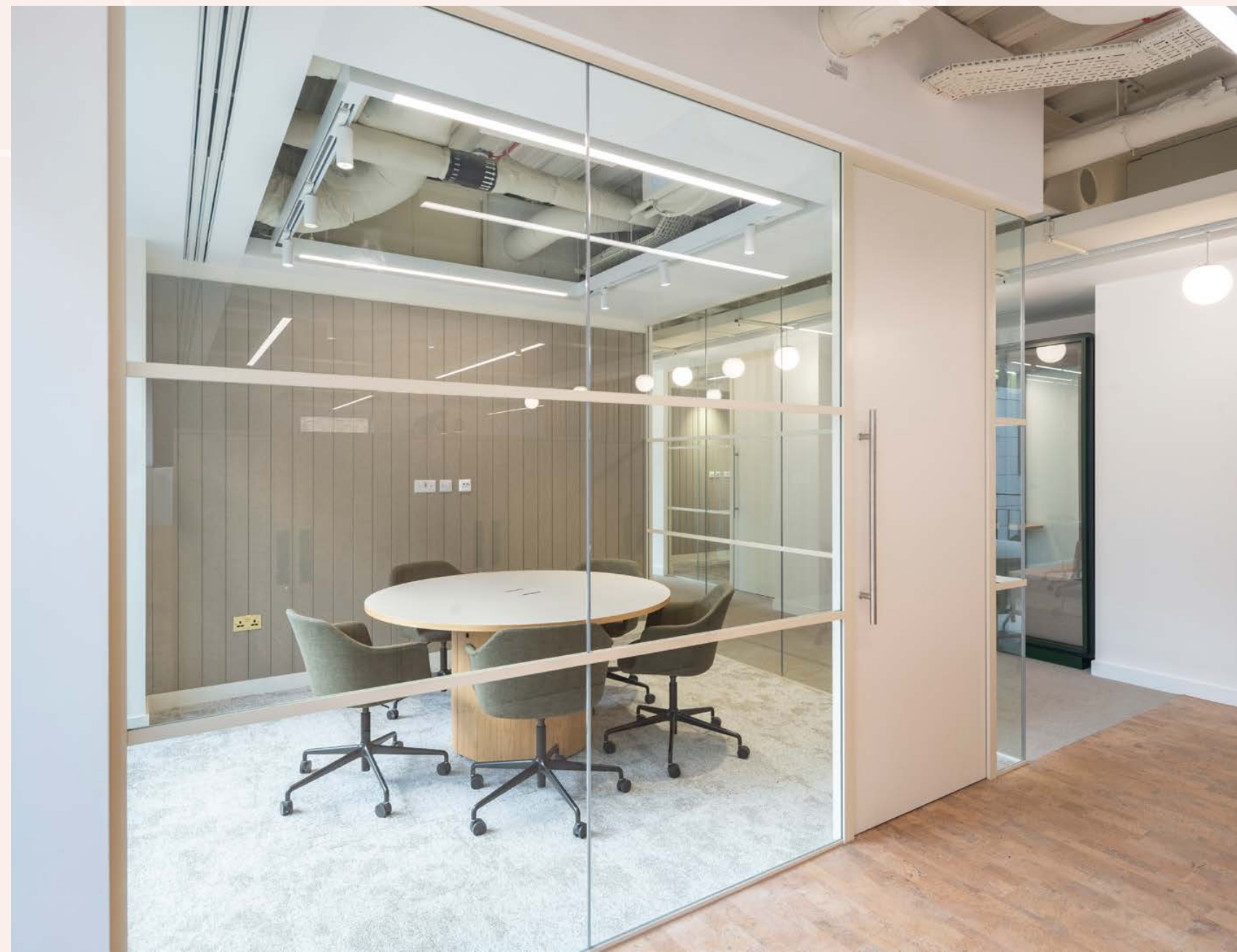
The 1st and 5th floors are offered as Plug & Play, the perfect option for businesses that want to get straight to work.



Featuring breakout areas and kitchens, the Plug & Play floors offer spaces to take five, collaborate or hold informal meetings.



The lower ground, 2nd and 3rd floors are offered in CAT A condition – perfect for occupiers who want to design a flexible workspace to their needs. Turnkey fitouts can also be considered



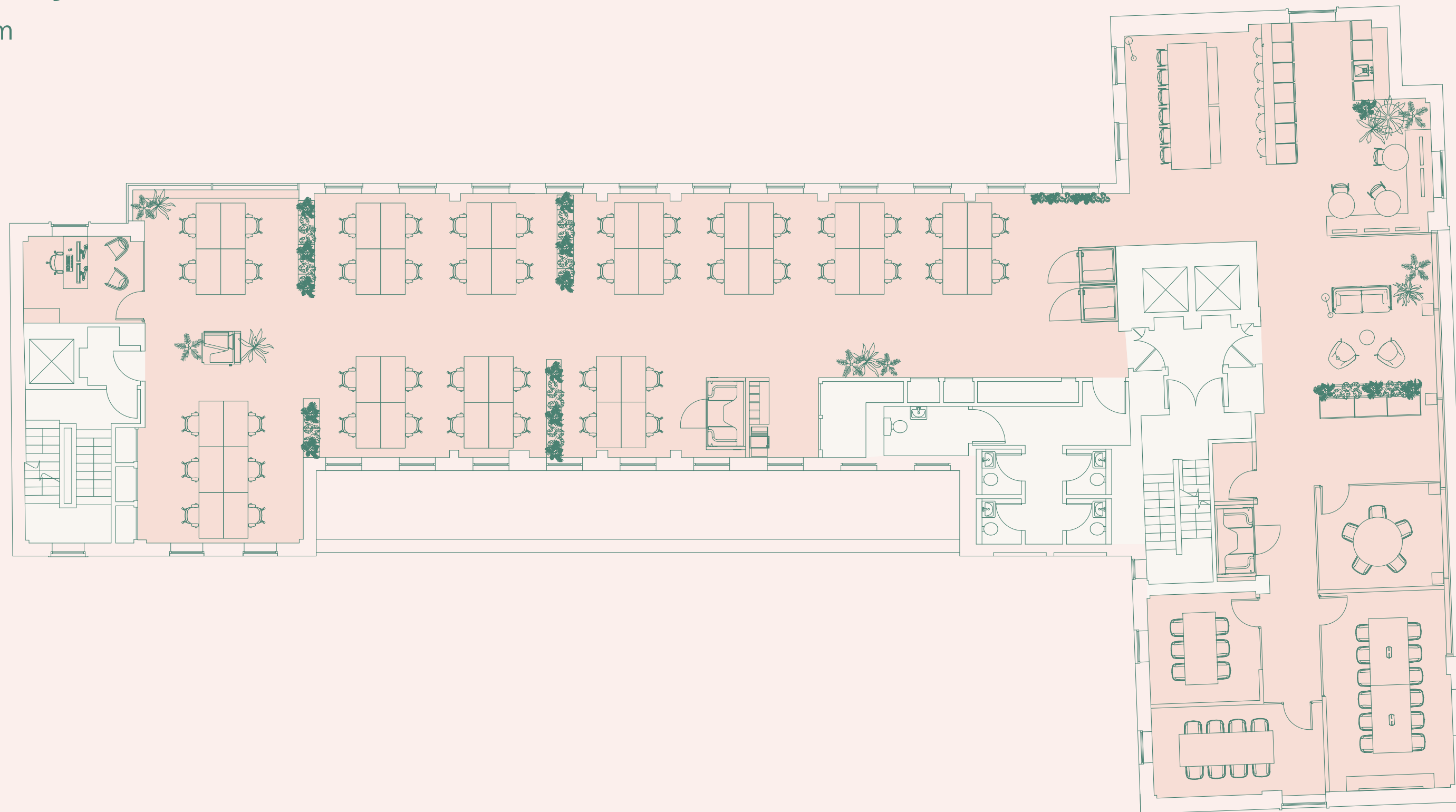
FLOOR / SPACE PLANS

Plans not to scale.
For indicative purposes only.



5th Floor – Plug & Play

4,487 sq ft / 417 sq m



Warwick Lane

Open plan workstations	46
Private office	01
12 person board room	01
8 person meeting room	01
6 person meeting room	01
5 person meeting room	01
1 person call pods	02
2 person call pods	02
Breakout area	01
Kitchenette / breakout	01
Welcome area	01

Key

- Office
- Core

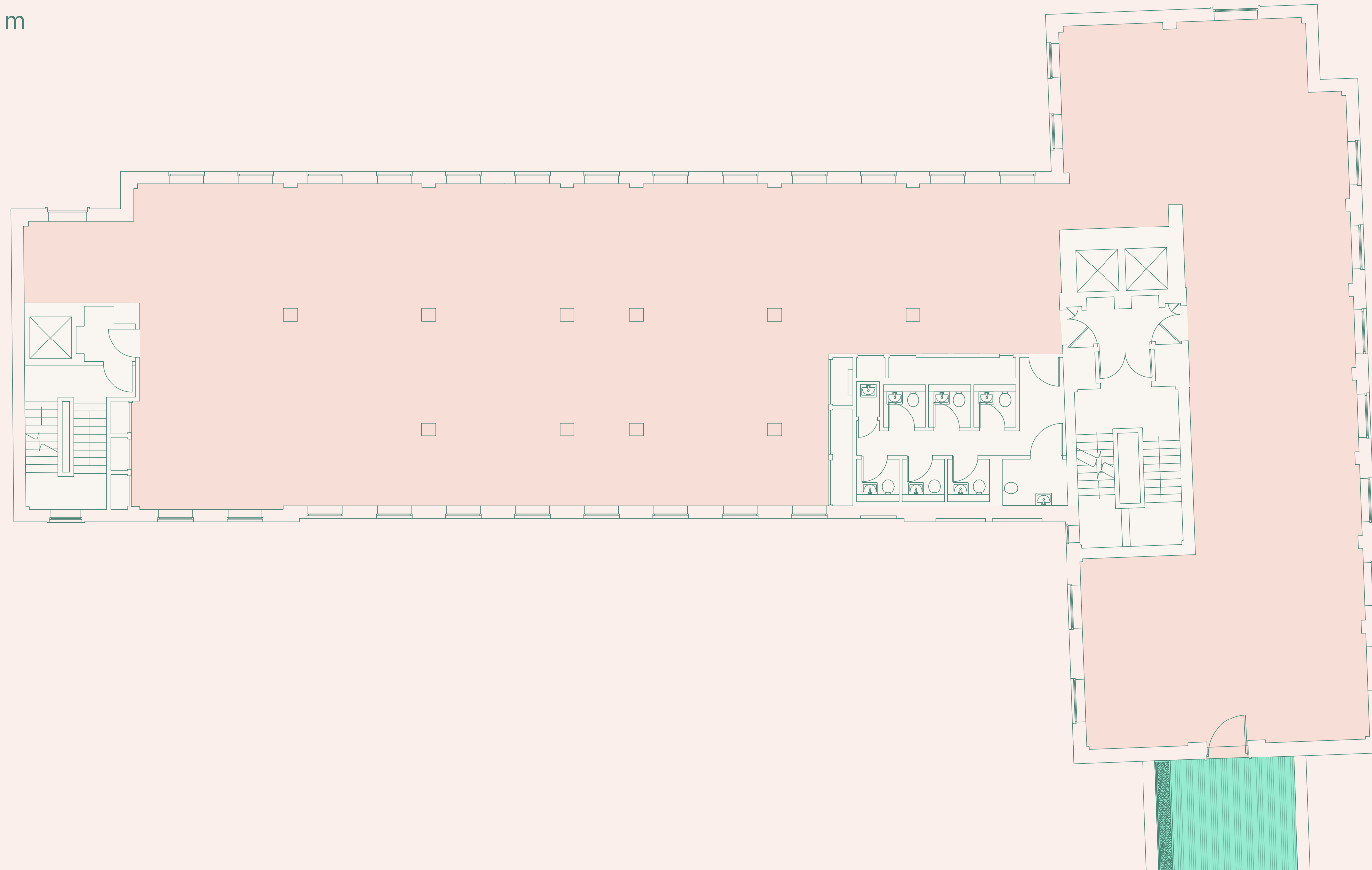
FLOOR / SPACE PLANS

Plans not to scale.
For indicative purposes only.



3rd Floor – CAT A

4,968 sq ft / 462 sq m



Warwick Lane

- Key
- Office
 - Terrace
 - Core

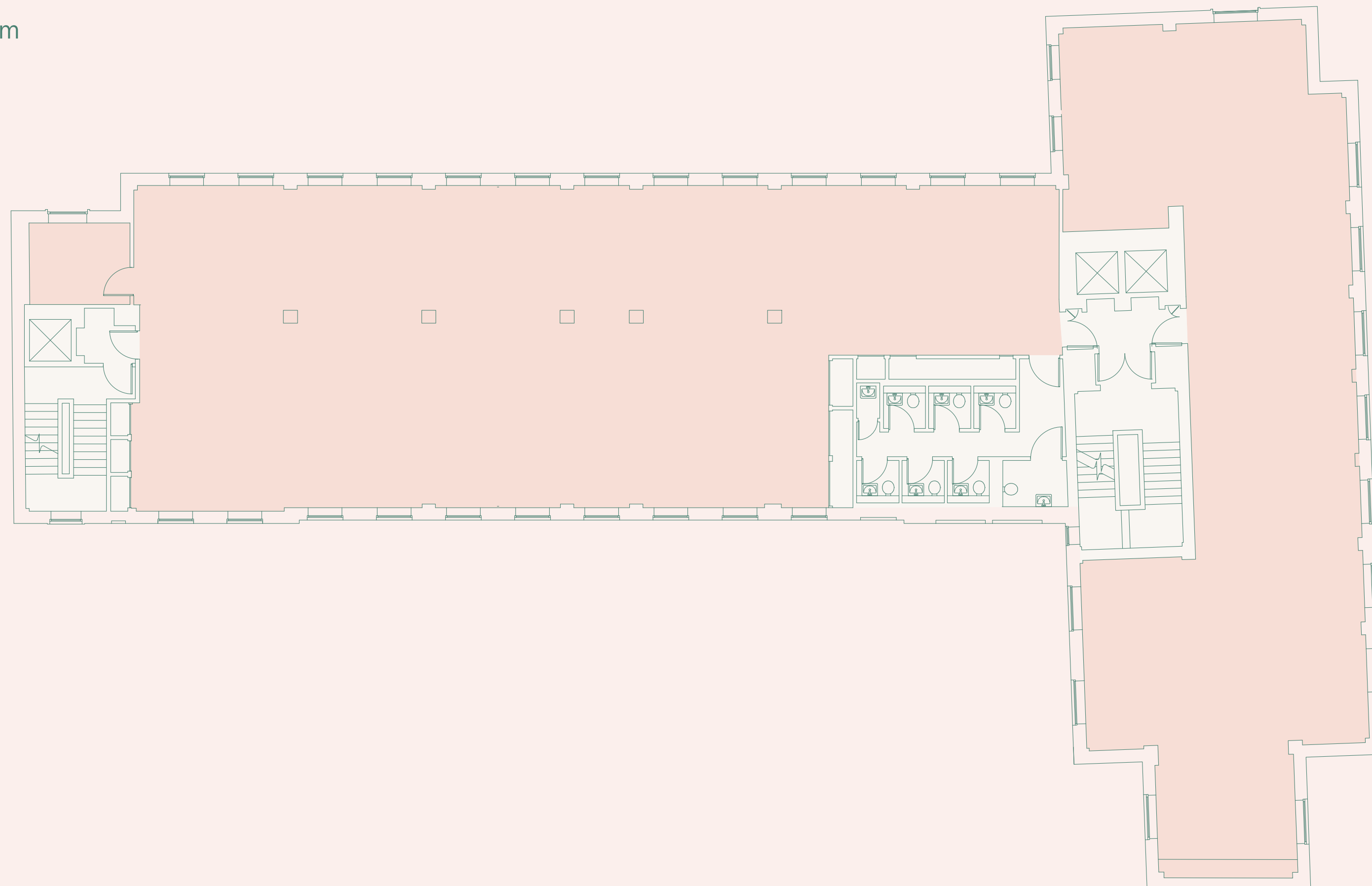
FLOOR / SPACE PLANS

Plans not to scale.
For indicative purposes only.



2nd Floor – CAT A

5,158 sq ft / 479 sq m



Warwick Lane

- Key
- Office
 - Core

FLOOR / SPACE PLANS

Plans not to scale.
For indicative purposes only.

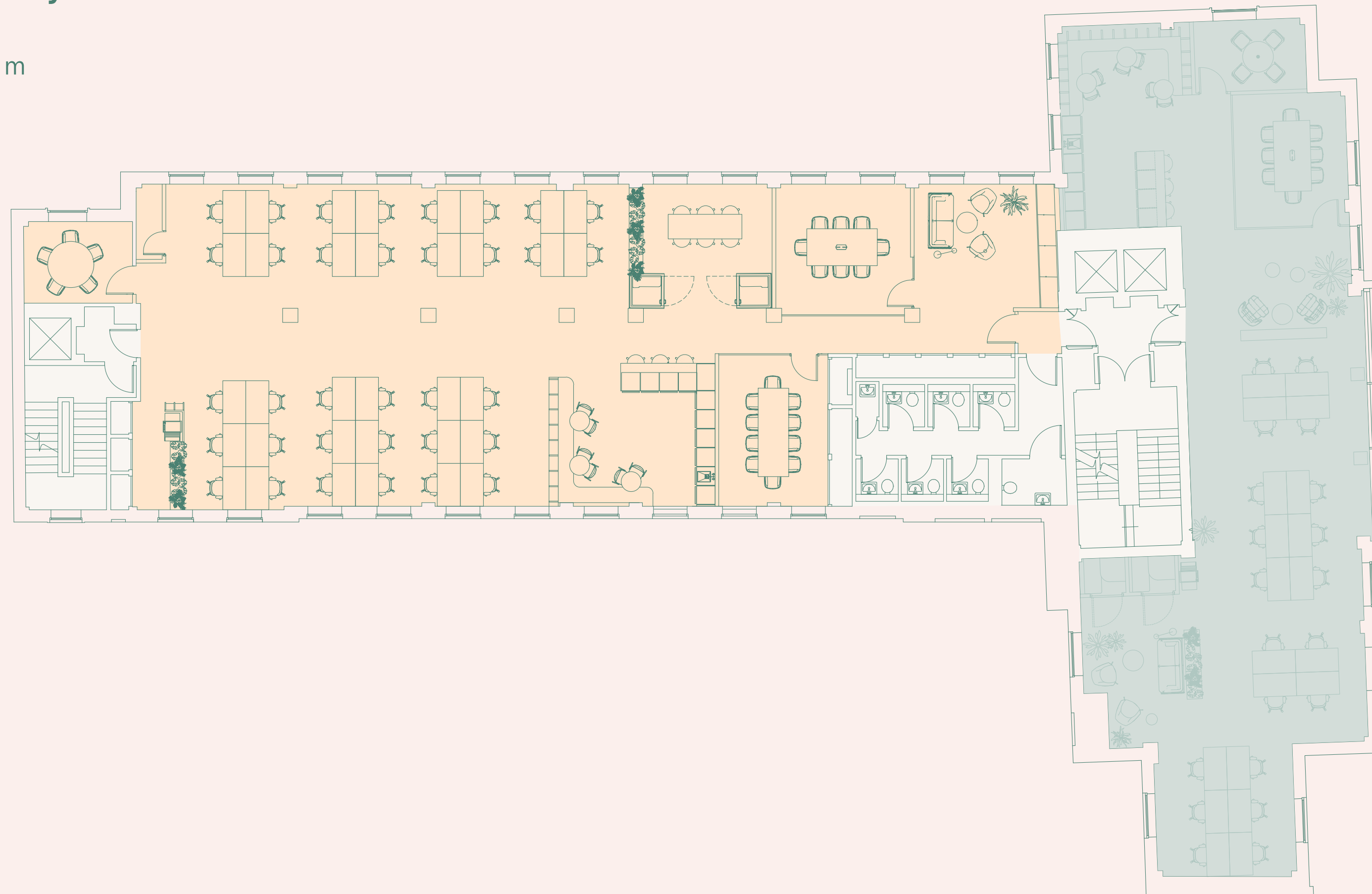


1st Floor – Plug & Play

West Suite

3,056 sq ft / 284 sq m

East Suite – LET



Warwick Lane

West Suite

Open plan workstations	34
10 person meeting room	01
8 person meeting room	01
5 person meeting room	01
Call pods	02
Kitchenette / breakout	01
Breakout area	01
Welcome area	01

Key

●	West
●	East
●	Core

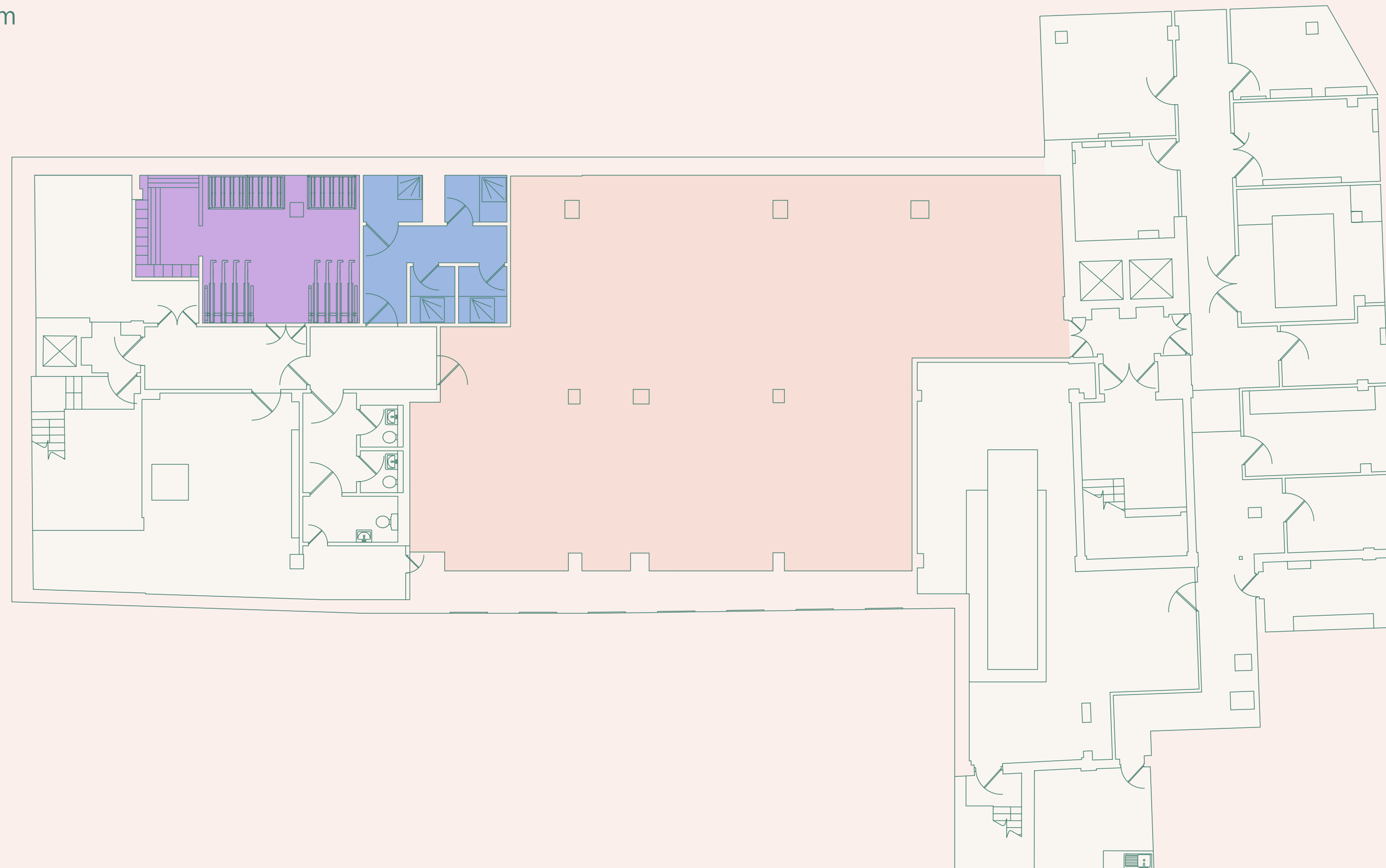
FLOOR / SPACE PLANS

Plans not to scale.
For indicative purposes only.



Lower Ground Floor – CAT A

2,336 sq ft / 217 sq m



Warwick Lane

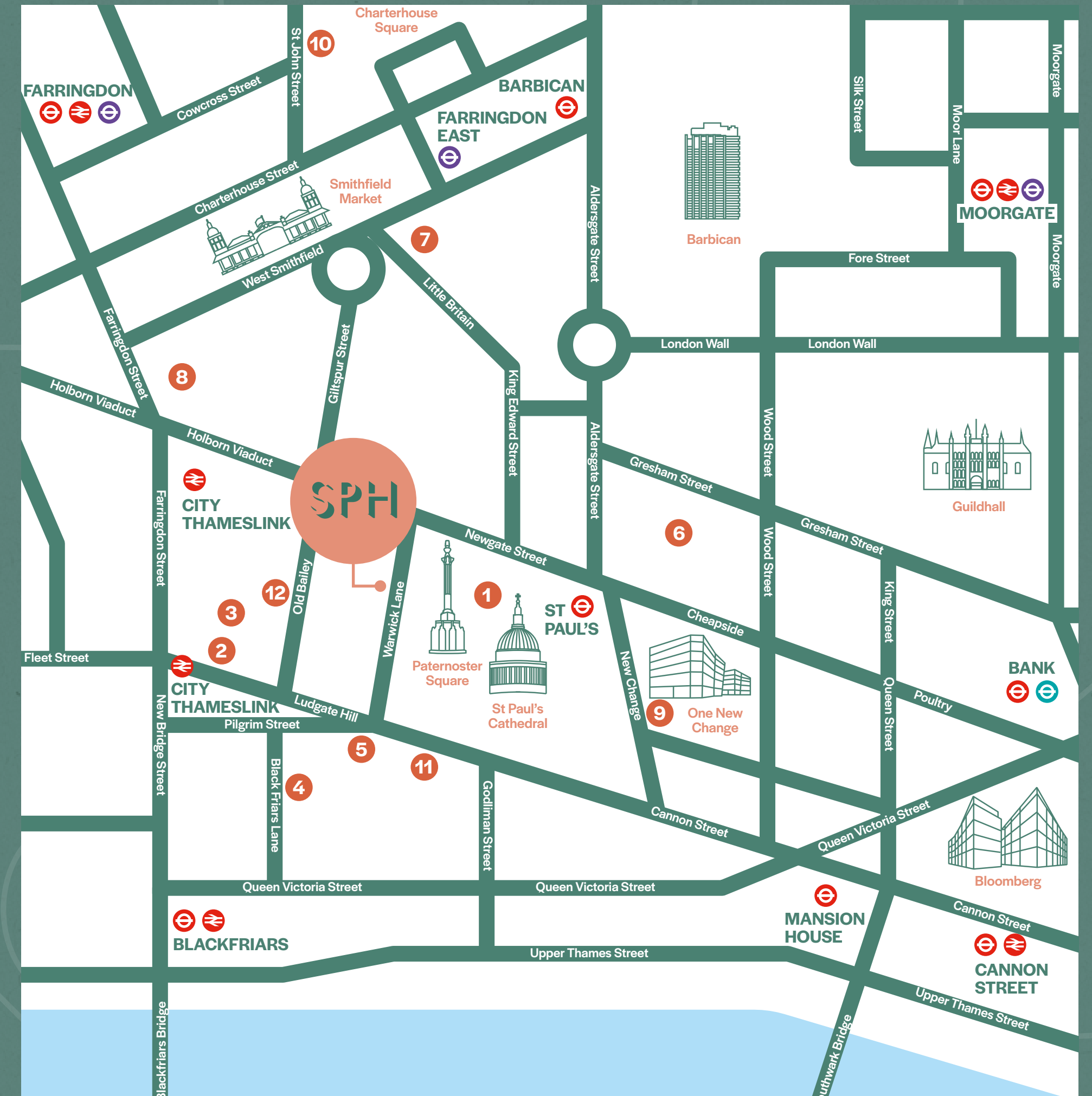
- Key
- Office
 - Bike storage
 - Showers
 - Core

Location

AN ICONIC LOCATION

St Paul's House sits amongst iconic landmarks such as Paternoster Square, the Old Bailey and St Paul's Cathedral.

One New Change is a short walk away, home to a diverse mix of restaurants and retailers. Meanwhile, Farringdon and Smithfield to the north offers tenants access to one of London's most creative areas with Michelin star dining, celebrated lunchtime spots and post work cocktail bars.



Local amenities

- | | | |
|---------------------|---------------------|----------------------------|
| 1. The Happenstance | 5. Anytime Fitness | 9. Ivy Asia |
| 2. Ozone Coffee | 6. Barry's Bootcamp | 10. St John |
| 3. Obicá | 7. Club Gascon | 11. Franca Manca |
| 4. Alchemy Café | 8. The Fable | 12. Paternoster Chop House |

Clockwise from left
 The Old Bailey
 Paternoster Chop House
 Bread Street Kitchen
 St John
 One New Change



Local occupiers

Bevan Brittan 



 LONDON STOCK EXCHANGE

Goldman Sachs

 JUST EAT

IPG 

Deloitte.

MIZUHO


 VARDAGS

Deloitte.
 Digital

BARINGS

witersworldwide












Location

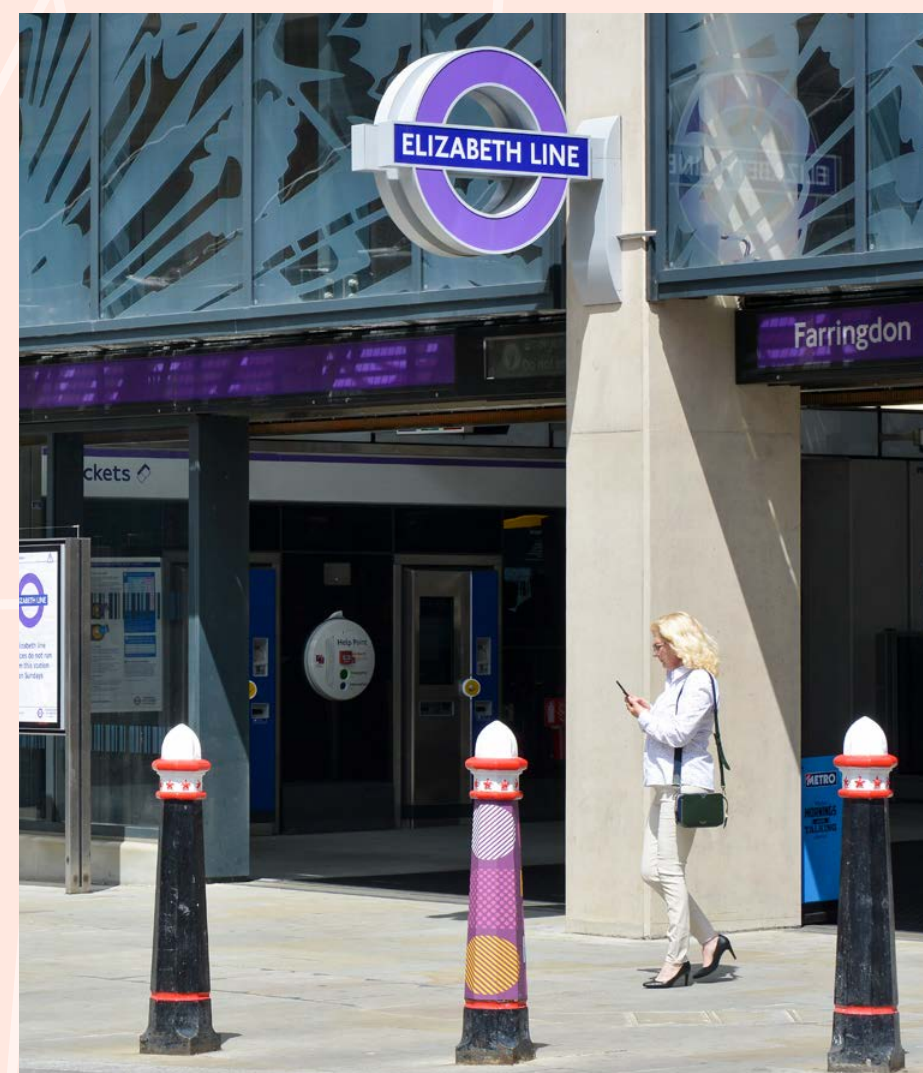
GET AROUND TOWN

Transport connections are excellent, with St Paul's underground (Central line) and City Thameslink stations just a two minute walk away – offering connection to underground and mainline services.

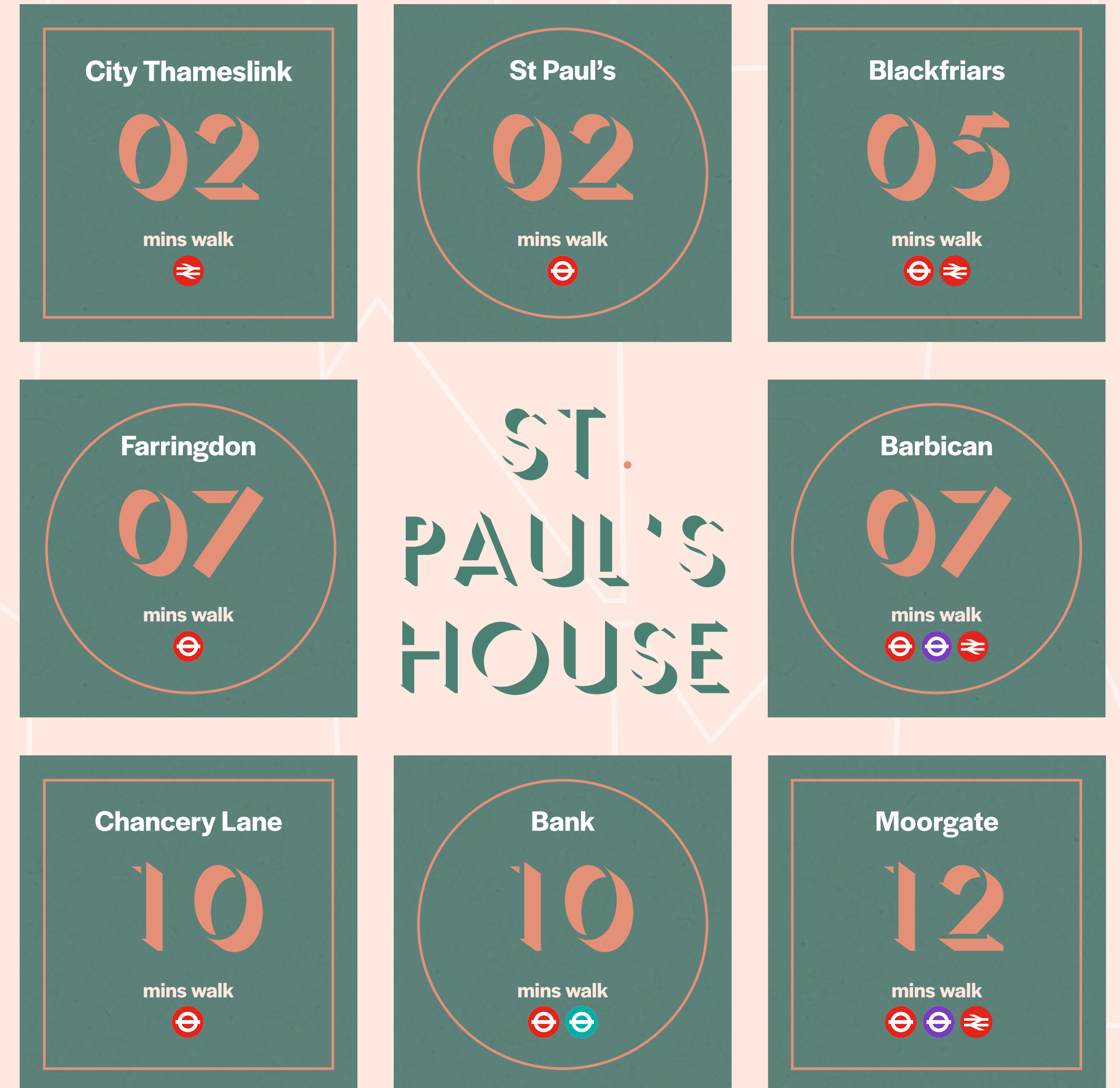
Farringdon station is just seven minutes walk away, offering underground (Circle, Hammersmith & City and Metropolitan lines) and mainline connections. The Elizabeth Line is also available, offering reduced travel times across London.

Elizabeth Line travel times from Farringdon

Destination	Connections	time in mins
Liverpool Street	  	02
Tottenham Court Road		02
Bond Street		04
Paddington	 	08
Canary Wharf	 	10
Heathrow Airport	 	32



Key walk times from the building (source TfL)



FURTHER INFORMATION

Terms

Upon Application.

Viewings

Strictly through the
sole letting agents.

HK LONDON

Monique Kelliher

+44 (0)7462 883 358
monique@hk-london.com

Tom Kemp

+44 (0)7770 721 009
tom@hk-london.com

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2024.